

COMMON COUNCIL
COUNCIL CHAMBERS
JUNE 3, 2014

Mayor Kristen Brown called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Mike Malinsky, with St. Peter's Lutheran Church.
- B. Pledge of Allegiance was led by Mayor Brown.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Frank Miller, Tim Shuffett, Kenneth Whipker, and James Lienhoop were present.
- D. Councilor Jerome made a motion to approve the minutes from the City Council meeting on May 20, 2014 as presented. Councilor Shuffett seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.

II. Unfinished Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. 7, 2014, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Joel Spoon/Stonehaven Annexation) Melissa Begley, Assistant Planning Director, presented this resolution. Melissa stated the property is located on the northwest corner of the intersection of Goeller Road and County Road 350 West in Columbus. She discussed the process for a fiscal plan, as well as the availability of municipal services. Melissa explained the Planning Department has received information from all municipal city departments stating services can be provided to the property in the same manner as provided to similar properties with no capital costs. Mayor opened the meeting for public comment. Ken Delap of CR 350 West said there is too much traffic on CR 350 West and suggested Council view the broken telephone pole from a recent automobile accident. Julie Aton, 217 S 350 West, stated she expressed her concerns during Columbus Plan Commission meetings, but the Plan Commission gave a favorable recommendation on the project because it met the minimum planning requirements and safety issues were not a factor to them. City Council is now considering the annexation and rezoning guidelines. Julie questioned at what point is the public supposed to present safety concerns to get them addressed. Melissa stated the concerns have been heard and are being addressed between city and county officials. Bill Walls, retired Captain with the Indiana State Police, knows a bit about traffic safety. He stated CR 350 West is a dangerous road and he would like to see speed enforcement. He suggested fixing the road prior to developing the subdivision. Mayor closed the meeting for public comment. Councilor Shuffett made a motion to pass the resolution. Councilor Brand seconded the motion. Motion passed by a unanimous vote.
- B. Second reading of an Ordinance entitled "ORDINANCE NO. 14, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Joel Spoon/ Stonehaven Annexation) Melissa Begley

presented this ordinance and also discussed the following ordinance regarding rezoning of the same property. There were no comments from the public. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Whipker seconded the motion. Motion passed by a unanimous vote.

- C. Second reading of an Ordinance entitled "ORDINANCE NO. 15, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "RS3" RESIDENTIAL: SINGLE-FAMILY 3)." (Joel Spoon / Stonehaven Rezoning) Melissa Begley presented the ordinance by discussing the criteria for rezoning, which include the comprehensive plan, the current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction of the city, and responsible growth and development. Melissa stated the surrounding property is predominately agriculture to the north and residential to the south, further stating the comprehensive land use plan identifies this land use area as residential. Councilor Miller stated it is very hard to get the city and county to work together to make the needed improvements, but it is necessary to review and follow the written guidelines. Councilor Whipker explained he has to set his biases aside and vote according to zoning requirements. Ricky Berkey stated the responsible decision would be to make sure there are road improvements prior to any new development. He doesn't feel the project meets the required criteria. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Whipker seconded the motion. Motion passed unanimously.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. 8, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1 ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Applied Laboratories, Inc.) Clark Greiner, Business Development and Planning Coordinator, along with Glenn Dodge, Vice President of Finance with Applied Laboratories, Inc., presented this resolution. Applied Laboratories requested a tax abatement for personal property at its facilities located at 3240 N. Indianapolis Road in Columbus. Clark stated Applied Laboratories, Inc. is in a previously designated Economic Revitalization Area. They plan to install new manufacturing equipment with an investment of \$3,348,173.00. As a result of the expansion, 67 jobs will be retained and 26 jobs will be added within a two year period of time. Mr. Dodge discussed several of the products manufactured at the Columbus facility. He stated their existing customers have expressed a desire to expand their product lines. There were no comments from the public. Councilor Lienhoop explained the Incentive Review Committee met prior to the meeting and found Applied Laboratories, Inc. to be in substantial compliance. Councilor Lienhoop made a motion to approve the tax abatement for ten (10) years. Councilor Shuffett seconded the motion. Motion passed unanimously.
- B. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY BY AMENDING THE ZONING COMMITMENTS AT A LOCATION DESIGNATED AS "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Gateway Apartments

Rezoning) Melissa Begley presented this ordinance. She explained the property is located on the northwest corner of the intersection of 10th Street and Cottage Avenue, which is the former Golden Casting Foundry property. Melissa stated the property surrounding the site is a mix of residential and industrial, and future land use identifies this area as residential. Melissa explained in April of 2008 the site was rezoned residential multi-family with conditions. The two conditions of the rezoning included that a Type A buffer shall be installed along the property line and a transitional setback of 75 feet from the west property line. The new rezoning request is to revise the second condition to exclude the traditional setback of 75 feet to 35 feet, which is consistent with the City's current zoning ordinance for a buffer between multi-family residential zoning district and an I-3 (Industrial: Heavy) zoning district. Melissa stated the Columbus Plan Commission forwarded this to City Council with a unanimous favorable recommendation. Brief discussion followed. There were no comments from the public. Councilor Jerome made a motion to approve the first reading and place in proper channels. Councilor Bunch seconded the motion. Motion passed by a vote of six (6) in favor and zero (0) opposed. Councilor Lienhoop was not present in the room when vote was taken.

C. First Reading of an Ordinance entitled "ORDINANCE NO. 16, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-2" (INDUSTRIAL: GENERAL) TO "P" (PUBLIC/SEMI-PUBLIC FACILITIES)." (Fraternal Order of Police Rezoning) Melissa Begley presented the ordinance and displayed a photo of the area which is located at 2120 W CR 450 South. She stated the comprehensive use plan identifies the area as industrial. Melissa explained the Fraternal Order of Police previously received approval of a use variance from the Columbus Board of Zoning Appeals in 2011 to allow a private club to operate at this location. Changes to their plans for the property and the regulatory implications of those changes have prompted the rezoning request to Public / Semi-public. Melissa stated the Columbus Plan Commission forwarded the application to City Council with a favorable recommendation by a unanimous vote. There were no comments from the public. Alan Trisler, representing the Fraternal Order of Police, asked the Council to consider suspending the rules to pass this in one reading. He stated a local contractor is ready to start on the project. Councilor Brand made a motion to suspend the rules of order and pass this in one reading. Councilor Shuffett seconded the motion. Motion passed unanimously. Councilor Shuffett made a motion to pass the first reading and place in proper channels. Councilor Bunch seconded the motion. Motion passed unanimously. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.

D. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-2" (INDUSTRIAL: GENERAL) TO "CR" (COMMERCIAL: REGIONAL CENTER)." (Kroger Rezoning) Melissa Begley presented the ordinance by exhibiting photographs of the area. She stated the location is surrounded solely by commercial uses. Kroger is requesting the property be rezoned to CR (Commercial: Regional Center). Councilor Shuffett stated he is excited to see development in this location. Councilor Lienhoop asked when they anticipate breaking ground. A representative with Kroger stated construction should begin around August of this year and should take approximately one year to complete the total project. Councilor Miller

questioned if left hand turns would be permitted onto Central Avenue. Melissa explained discussions are ongoing with the Engineering Department. There were no comments or questions from the public. Councilor Shuffett made a motion to approve the first reading and place in proper channels. Councilor Bunch seconded the motion. Motion passed unanimously.

- E. Reading of a Resolution entitled "RESOLUTION NO. 9, 2014, A RESOLUTION ADOPTING THE COLUMBUS, INDIANA FLOOD RISK MANAGEMENT PLAN." Thom Weintraut, Senior Planner, presented this resolution. He stated the City of Columbus participates in a program known as the Community Rating System (CRS), a FEMA program which rewards communities for being proactive about minimizing flood risks. Thom explained homeowners needing flood insurance could receive an additional discount if the city passes this resolution. Brief discussion followed. There were no comments from the public. Councilor Jerome made a motion to adopt the resolution. Councilor Shuffett seconded the motion. Motion passed unanimously.
- F. Reading of a Resolution entitled "RESOLUTION NO. 10, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AMEND SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE AMENDED 2014 CAPITAL BUDGET." Matt Caldwell, Director of Operations and Finance, presented this resolution. He explained that during the 2014 budget process Park's projects were to be determined and during a recent Capital Budget Committee meeting specific capital projects were approved. The resolution details priority items for Park's capitals. There were no comments from the public. Councilor Shuffett made a motion to pass the resolution as presented. Councilor Brand seconded the motion. Motion passed by a unanimous vote.
- G. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Matt Caldwell presented this ordinance and explained this is an additional appropriation to upgrade radios in the 911 Center. He explained the City's amount is approximately \$295,000.00, which includes a five year warranty. The 2010 Integrated Public Safety Commission requires that all new radios operating on the statewide system be P25 ready and current console radios are in need of updating. Without this upgrade our city and county would not be able to communicate with nearby counties that are already using the P25 system. Councilor Jerome asked if the project would qualify for TIF money. Jeff Logston, City Attorney and Executive Director of Administration, stated the equipment would be used for the entire county and the equipment itself would be located outside the TIF area. Mayor stated the residents in the city are double paying for this service. Brief discussion followed. Mayor opened the meeting for public comment. Christopher Lowe asked the total cost of the project. Matt stated the total cost is \$529,318.97 and the City's portion is \$291,125.43. There were no further questions. Councilor Jerome made a motion to pass the first reading and place in proper channels. Councilor Bunch seconded the motion. Motion passed unanimously.
- H. First Reading of an Ordinance entitled "ORDINANCE NO. 17, 2014, AMENDED FROM ORDINANCE NO. 3, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2014." Mayor Brown presented this ordinance and requested Council restore the salary range for the Director of Parks and Recreation to the amount set at the end of 2013 and to decrease the Marketing Coordinator to the range of \$28,618.00 - \$40,883.00.

Councilor Bunch recommended suspending the rules to pass this in one reading. Councilor Lienhoop read a prepared statement detailing the events over the last five months, specifically stating the Council is deeply saddened by the manner in which the events occurred. Councilor Lienhoop reiterated Councilor Bunch's request to pass this on first reading and move forward. Councilor Brand questioned Mayor Brown where the City is at regarding the issues that allegedly caused the prior Park Director's demotion, tenant agreement for collections, credit card audits, and current state of the budget for the Parks Department. Jeff Logston stated as far as tenant collections, he has worked with the Redevelopment Commission Attorney and put together a draft agreement which was sent to the Parks Department. Mayor stated the audits are complete. Jeff said there have been discussions with all departments regarding reinforcement of current policies. Much discussion followed. Mayor opened the meeting for public comment. Wayne Hanrattie, 2685 Chestnut Street, questioned a quote in The Republic newspaper of the Mayor stating they (City Council) picked the legal battle and lost. He asked if the Mayor wished she had still said that or was she misquoted. Mayor did not respond. Mr. Hanrattie questioned why Jeff Logston secured a private law firm for a private opinion from the city of Indianapolis to determine how Columbus functions. Jeff explained the opinion was sought to give the Park's Board additional confirmation of the advice and counsel he had been giving them. Kim Andis has been watching this situation unfold and feels if the Council reinstates the Park Director pay without going to Court, the same thing will happen again. Tamara Kiel stated she resents all Council members endorsing what was read by Councilor Lienhoop, as well as the local newspaper for continuously allowing people to list all uncomfortable situations with boards and appointees for the last two years and every employee for the last two years who have departed and insinuating that they were all due to some negative factor of the Mayor. Tamara respects and has high regard for the Mayor. Mayor Brown stated the Parks issue was a personnel matter and not one Council member reached out to her for conversation. Councilor Jerome disputed that statement saying he had e-mailed the Mayor several times. Mayor retracted her statement. Councilor Brand explained he had e-mail correspondence with Jeff Logston. Further discussion followed. Councilor Brand wanted to be clear on the matter that the Council was about to reinstate salary for a Director's position where none of the issues that caused the removal of the previous Director have been addressed and wanted to make sure the public understood. Mayor disagrees with Councilor Brand. Councilor Bunch made a motion to suspend the rules of order and pass this in one reading. Councilor Shuffett seconded the motion. Motion passed unanimously. Councilor Bunch made a motion to pass the first reading and place in proper channels. Councilor Brand seconded the motion. Motion passed unanimously. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Brand seconded the motion. Motion passed by a unanimous vote.

IV. Other Business

A. Standing Committee and Liaison Reports

B. Discussion Items:

- 1.) Riverboat Fund Transfer for Paramedic Training - Matt Caldwell explained the funding for paramedic training would need to be transferred from Riverboat Fund to General Fund to cover training expenses in the amount of \$300,000.00. It was agreed to include this item on the June 17, 2014 Council agenda.

- 2.) Crump Steering Committee's Recommendation for the Crump - Mayor Brown introduced Bob Crider and Janie Gordon with the Crump Steering Committee. Bob presented a review of the Jones & Phillips Feasibility Study on the Crump. Janie Gordon commented on the multitude of uses for the Crump. Council members discussed the desire to see a business plan and a cooperative private/public funding proposal.
- C. The next regular meeting is scheduled for **Tuesday, June 17, 2014, 6:00 p.m. in City Hall.**
- D. Councilor Bunch made a motion for adjournment. Councilor Shuffett seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 8:37 P.M.



Presiding Officer

Attest:


Clerk Treasurer of City of Columbus